

The Lake County Auditor, Edward H. Zupancic is warning property owners to beware of companies offering to assist with valuation appeals.

Several companies mailing letters to area residents saying they could be overpaying their taxes because "the Company" has found significant mistakes within the County's records.

Some mailings offer what some companies term "a custom report". Auditor Edward H. Zupancic said owners can do the research on their own and can file an appeal for no charge with the Board of Revision (BOR).

"We often advise homeowners to review recent sales of comparable properties on our website <http://www.lake.iviewauditor.com/>

"The information is available, easy to access, and can be obtained at no cost," said Auditor Zupancic . Auditor Zupancic said similar letters have been mailed to property owners in counties across the state.

He noted that no one can offer a "guarantee" or "a very high likelihood" of a value reduction. "Promises of 'risk free' filings could be misleading. Each case is considered on its merits and the BOR can increase, decrease, or keep the value the same value", he said. "Filing a BOR complaint is the initiation of a legal proceeding. Potential filers are urged to carefully review the instructions we provide to best present their case," he added.

The BOR is a three-member board which includes a representative appointed by a County Commissioner, the County Treasurer and the Auditor.

Lake County completed a full reappraisal in 2012. The current values became effective with the first tax bill in 2013. Owners who believe their value is inaccurate should make sure their BOR complaint forms are received at the Auditor's office by 4pm on April 1, 2013.

Complaint forms and instructions are available from the Auditor's office or you may access forms at <http://www.lakecountyohio.gov/auditor/Forms.aspx> For any additional questions regarding this process, please contact the Auditor's Office at 440.350.2532.